085.0	0005	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	691,400 /	691,400
					USE VALUE:	691,400 /	691,400
					ASSESSED:	691,400 /	691,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOLLIDAY RUSSELL A &
Owner 2:	LEAHY LORI B
Owner 3:	
Street 1:	53 WESTMORELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FARRELL JOSEPH P/DEBRA J -
Owner 2:	-
Street 1:	53 WESTMORELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1890, having primarily Aluminum Exterior and 2239 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	292,400		399,000	691,400
Total Card	0.115	292,400		399,000	691,400
Total Parcel	0.115	292,400		399,000	691,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 308.80 | /Parcel: 308.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	53783
GIS Ref	
GIS Ref	
Insp Date	12/16/13

!6949!

PREVIOUS ASSESSMENT

Parcel ID: 085.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	292,400	0	5,000.	399,000	691,400	691,400	Year End Roll	12/18/2019
2019	101	FV	228,600	0	5,000.	393,300	621,900	621,900	Year End Roll	1/3/2019
2018	101	FV	228,600	0	5,000.	302,100	530,700	530,700	Year End Roll	12/20/2017
2017	101	FV	223,700	0	5,000.	285,000	508,700	508,700	Year End Roll	1/3/2017
2016	101	FV	223,700	0	5,000.	262,200	485,900	485,900	Year End	1/4/2016
2015	101	FV	218,100	0	5,000.	245,100	463,200	463,200	Year End Roll	12/11/2014
2014	104	FV	234,000	0	5,000.	225,700	459,700	459,700	Year End Roll	12/16/2013
2013	104	FV	244,200	0	5,000.	225,700	469,900	469,900		12/13/2012

PRINT

Date	Time
12/10/20	21:38:41

LAST REV

Date	Time
10/16/19	09:07:39
danam	
6949	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FARRELL JOSEPH	68561-75		12/9/2016		675,000	No	No		
TRAVOSTINO FRAN	50015-73		8/28/2007		505,000	No	No		
TRAVOSTINO FRAN	28160-145		2/9/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2019	752	Re-Roof	9,200	C				
2/14/2019	200	Insulate	9,275	C				
2/10/2017	137	Redo Kit	15,150	C				
12/9/2016	1525	Redo Kit	5,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2013	Meas/Inspect	JBS	JOHN S
3/25/2009	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
3/17/2000	Inspected	264	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	276	PATRIOT
8/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	53783
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18204963
Const Adj.:	0.99989998
Adj $ / SQ:	147.741
Other Features:	76500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423758
Depreciation:	131365
Depreciated Total:	292393

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

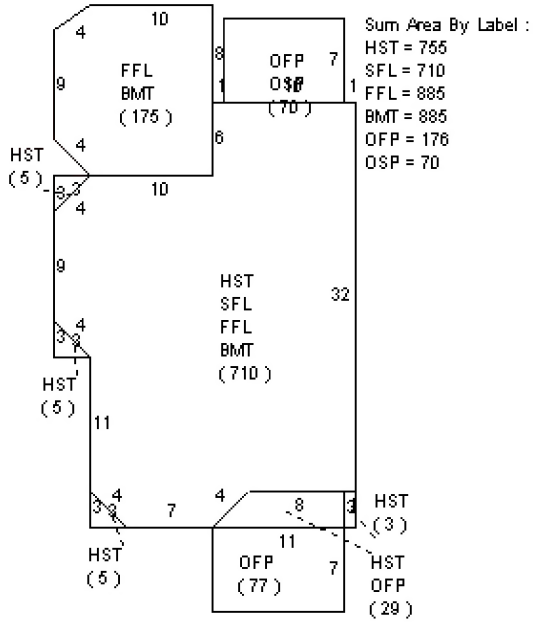
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	147.74
Special Features:	0	Val/Su Net:	94.17
Final Total:	292400	Val/Su SzAd	148.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	885	54.290	48,051
FFL	First Floor	885	147.740	130,751
SFL	Second Floor	710	147.740	104,896
HST	Half Story	379	147.740	55,920
OFP	Open Porch	176	25.870	4,554
OSP	Screen Porch	70	44.070	3,085

Net Sketched Area:	3,105			Total:	347,257
Size Ad	1973.5	Gross Are	3483	FinArea	2239

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	30		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

085.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	